

**Planning Commissioner's Written Comments
May 15, 2012**

Del Webb Duraleigh Arbors (Z1100026)

Ms. Board - I voted against the zoning change because I can't support the project. Despite staff's attempt to make the age restrictions as enforceable as possible, I don't believe that it is actually possible to do so. Since the developer has made no commitments to build houses and features which would appeal most to a retirement community, I have to suspect his promises are just a way to increase his density without having to provide sufficient transportation improvements. Examples of committed elements suitable for a retirement community follow. (I'm sure there are more.)

- one story or 1.5 story houses.
- first floor master bedrooms
- more square footage for entertaining and less for bedrooms
- small yards maintained by the association.

Mr. Davis - I voted approval based on density being lowered.

Mr. Gibbs - Voted to approve.

Mr. Harris – I voted to approve.

Mr. Smudski - We all have concerns about the potential traffic if the age restriction is not properly enforced. This board cannot get changes to the committed plan but, if there is a way to make traffic flow more easily in this case, it would be our preference.

Ms. Winders – I voted to approve the zoning amendment.